

Board of County Commissioners

Development Review

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Development Review Committee Meeting **April 5, 2004**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Dan Hickey-Fire Services, Brad Burris-Fire Services, Michael Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Keith Hunter – Environmental Health, Marie Keenum – 911 Coordinator, Dale Parrett-Public Works, Charles Cilenti-Planner, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Mr. Helms moved to approve the minutes of the March 22, 2004 meeting.
Mrs. Keenum seconded the motion and the motion carried.

Old Business:

None

New Business:

First Baptist Church of Lake Panasoffkee – Medium Development – Conceptual Plan Review

The project engineer was not present due to a misunderstanding of the meeting dates.

Mr. Helms moved to table this project until all comments are addressed on a revised plan.
Mr. Cilenti seconded the motion and the motion carried.
Mr. Helms will contact the project engineer and inform him of the committee's decision.

Steinmetz Construction and Development, Inc./Water and Wastewater Utilities – Major Development –Preliminary Review

Leo Steinmetz, property owner and developer, and David Springstead, Springstead Engineering, Inc., were present and requesting preliminary approval to construct a wastewater treatment facility. Staff comments have been discussed with the project engineer prior to the meeting. The staff comments consisted of: identifying the existing well on the plans, showing all proposed and existing uses, showing all land contours, labeling the plans as preliminary, all regulatory agency permits being received, including all setbacks and the legal description on the plans and showing all proposed screening/buffering. There is one exit/entrance access proposed for the project.

Staff and the County Engineer, Mr. Ginn, recommended relocating the proposed wastewater treatment facility to the western portion of the property. The applicant has agreed to relocate to the northwest corner and will submit revised plans to reflect these changes. Engineering comments were discussed and included the following: relocating the facility, stabilizing the access road, providing a legal description, correcting the vicinity map scale, providing an environmental assessment, showing buffers and setbacks, showing facility drawings and details, providing all regulatory agency permits, verifying the psi residual pressure and providing a clearance letter from the Public Service Commission.

Mr. Helms moved to recommend approval of the preliminary plans to the Zoning and Adjustment Board subject to all comments being addressed on revised plans. Mr. Hunter seconded the motion and the motion carried.

Steinmetz Commercial Subdivision – Major Development – Preliminary Plan and Memorandum of Agreement Review

Leo Steinmetz, property owner/developer, and David Springstead, Springstead Engineering, Inc., were present and requesting preliminary plan and Memorandum Of Agreement approval to develop a commercial subdivision. This proposed commercial subdivision would provide access to four lots along C-466. There is an existing median cut along C-466 for Road “A”. The current zoning of the property is CL-Light Commercial. Staff comments were discussed regarding the following: golf cart parking, setbacks, screening requirements, handicapped parking requirements, a property owners’ association, revised legal description, water retention area location, cul-de-sac radiuses, fire hydrant locations, all utility locations, plat book and pages for all surrounding properties, street names and all regulatory agency permits being provided. The County will name the streets. A property owners’ association will be created for the commercial portion of the development. The water retention area is not included in the rezoned portion of the property, but is required to be. Engineering comments were discussed regarding the following: misspelled words in the MOA, design speeds, stormwater runoff, coordinate table and dimensional data, drainage calculations, typical sections for roads “A” and “B”, proposed grading, a traffic impact study, vicinity map scale, required fencing around the WRA and geotechnical information.

Mr. Helms moved to approve the preliminary plans and MOA subject to all comments being addressed on revised plans and a revised MOA. Mr. Ginn seconded the motion and the motion carried.

Hampton Inn @ Steinmetz Commercial Subdivision – Major Development – Preliminary Review

Leo Steinmetz, property owner/developer, and David Springstead, Springstead Engineering, Inc., were present and requesting preliminary approval to construct a Hampton Inn hotel. Staff comments were discussed regarding the following:

impact fees, setbacks, turn radiuses, building details, dumpster enclosure, stop bars, impervious areas, handicapped parking spaces, legal description, boundary survey, surrounding zonings and land uses, proposed number of employees, letters of clearance from required agencies and loading/unloading zones. The loading/unloading zone will be located at the front entrance. There are 82 rooms with three floors proposed, and 90 parking spaces. Exterior lighting and handicapped ramps were discussed. An additional fire hydrant should be located on the plans. Mr. Ginn's comments were discussed regarding the following: vicinity map scale, legal description, zoning and land uses, parking curbs and internal traffic circulation.

Mr. Helms moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

*Mr. Ginn, Mr. Burris and Attorney Neal excused themselves at 2:45 PM.
A recess was taken from 2:45 PM until 2:50 PM.*

VOS: North Sumter Utility Company Water Treatment Facility #2 – Major Development - Engineering Review

Troy Mitchell, Farner Barley and Associates, Inc., was present and requesting engineering approval to construct a water treatment plant/elevated tank site. Engineering comments were discussed regarding the following: temporary entrance road, stormwater permitting exemptions, additional road details, flow path or overflow storage and a temporary pond. The asphalt on the drive cross-sections will have to meet Department of Transportation requirements. All regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plans, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

Attorney Neal returned at 3:00 PM during the above discussion and did vote.

VOS: North Sumter Utility Company Water Treatment Facility #3 – Major Development – Preliminary Review

Troy Mitchell, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to construct a well and ground storage tank. Staff comments were discussed regarding the following: well location, site maintenance responsibility, boundary survey and deed, setbacks, SouthWest Florida Water Management District permits and temporary easement access. All requirements regarding Comprehensive Plan Policy 4.6.3.1 have to be met. Easement access across the proposed golf course will have to be granted from the property owner. Additional comments were discussed regarding the following: utility line location, zoning, proposed employees/if any, parking spaces, driveway connections, screening requirements, bermed contours and fire hydrant accessibility. Engineering comments were discussed regarding the following: DOT requirements, pipe specifications, plans for aerator and filters, setback requirements and engineering designs. All regulatory agency permits are required.

Mr. Springstead moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

Mrs. Rogers informed Mr. Grant of complaints filed in the Cherry Lake area regarding construction dust. Mr. Grant was advised to contact DEP.

VOS: Katherine Villas – Major Development – Preliminary and Engineering Review

Richard Busche, Kimley-Horne and Associates, Inc., was present and requesting preliminary and engineering approval to develop an 88-unit subdivision. Engineering comments were discussed regarding precast walls/fences. All regulatory agency permits are required. Staff comments are to be addressed regarding the number of proposed lots.

Mr. Cilenti moved to approve the preliminary and engineering plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Mallory Hill Country Club – Major Development – Preliminary and Engineering Review

Richard Busche, Kimley-Horne and Associates, Inc., was present and requesting preliminary and engineering approval to construct a sidewalk, patio, pavilion, recreation trail, pool, deck and bleachers. Staff comments were previously discussed with the project engineer. Pedestrian traffic and dumpster/trash pick-up were discussed. Engineering comments were discussed regarding the following: cart wash area, proposed grades and handicapped ramps. All regulatory agency permits are required.

Mr. Cilenti moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

Q&A/Public Forum

Attorney Neal brought up the previous request from the Villages regarding a 45-day time frame from the scheduled DRC meeting for title opinions. None of the committee members opposed the request.

Mr. Lukert discussed building designs vs. building footprints, and the changes that may be required during the review and inspection process.

The next meeting is scheduled for April 12, 2004.

The meeting adjourned at 3:33 P.M.